



City of Seattle
Department of
Planning and Development
Diane Sugimura, Director

Attn: Miles Mayhew

Environmentally Critical Areas (ECA) Code and Policy Update Process

WE WANT TO HEAR FROM YOU!

Click on the gray bars to respond.

Did you attend the January 21 Code and Policy Update Workshop? ☒ Yes ☐ No

If so, was the workshop informative? ☒ Yes ☐ No

Did you feel that your concerns were heard and/or recorded? ☒ Yes ☒ No

1. What is currently working well with the ECA regulations? What is not working as well?

→ Well: gathering political will. Not well: respect for privacy and property rights.

2. What has been your experience with the ECA regulations (e.g., participated in the permit process, observed problems, etc.)? How have you been personally affected by the ECA regulations?

→ They are a bureaucratic maze. There is no measurement and perhaps no measurable results of the regulation. They support a coterie of very expensive consultants. The government is exempt from their regulations. The regulations are made for political results. For instance: 1. Salmon Bay Natural Area 2. The drainage plan for Bike trail on Seaview Ave 3. The expense and time for a neighbor to repair his house foundations in tidewater. 4. The Corps of Engineers replaced their guide wall with creosoted timber. 5. I have been unable to find any measured cost and benefit analysis of an ECA regulation

3. How can we improve protection of critical area functions and values while allowing reasonable development opportunities?

→ Measure the existing area and test the proposed methodology of an ECA on a scientific basis. Compare with an untreated area. Use a methodology like drug testing where you have a chance of sorting facts from hope. Temper special interest statements by rating the cost versus the benefit. It is easy to gather an enthusiastic campaign for a statement that has cost only to some other body. Knowledge consists of understanding the evidence that establishes the fact, not in the belief that it is a fact.

4. How can incentives for property owners enhance protection of environmentally critical areas? What incentives should be available for ECA protection?

→ Money is a universal incentive but real facts are also an incentive. The government must pay for roads, school sites, areas flooded by dams, and power line right of way. Why should they be able to take, by regulation, owners peaceful use of their land. Incentives: 1. If you are going to reduce or take the use of land then then pay money for it or 2. Allow a compensating increase in value. For instance if you take land area, allow more height. 3. Show me a measured improvement in the critical environment with the total cost of the improvement. 4. Demonstrate that there is movement to make "Amendment V No person shall.... be deprived of life, liberty, or property, without due process of law; nor shall private property be taken for public use, without just compensation." the first consideration in a design of an ECA. I appreciate the open communication that has been used to start this process. The meeting was skillfully executed and very civil. Thank you.

(Optional) If you have questions about the Environmentally Critical Areas Update Process, please include your contact information:

Name Bob Allison E-mail arobert32@qwest.net
Address 5608 Seaview Ave NW #2 Phone 206-898-8013
Zip 98107

Please save an electronic copy of your completed form.

To return the form, attach the file to a new e-mail message addressed to Miles.Mayhew@seattle.gov
or print the form and FAX it (206) 233-7883, ATTN: Miles Mayhew.